

COMMITTEE ON COMMUNITY IMPROVEMENT

June 7, 2005

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Aldermen O'Neil, Shea, Garrity, Smith, Lopez

Messrs.: S. Maranto, D. Anagnost, J. Hills, K. Edwards, K. Sheppard,
T. Clougherty, E. Krueger

Chairman O'Neil stated we are going to skip Items 3 and 4 because the departments are on their way.

Chairman O'Neil addressed Item 5 of the agenda:

Discussion regarding the administration of CIP 650300, Hackett Hill Development.

Chairman O'Neil stated let's skip Item 5 for now and move to Item 6.

Amending resolution and budget authorization authorizing and appropriating funds in the amount of Sixty Three Thousand Three Hundred Ninety Two Dollars (\$63,392) for the 2005 CIP 210505 School Based Dental Services.

On motion of Alderman Shea, duly seconded by Alderman Smith it was voted to approve the resolution and budget authorization as presented.

Chairman O'Neil addressed Item 7 of the agenda:

Amending resolution and budget authorization authorizing and appropriating funds in the amount of Forty Thousand (\$40,000) for FY2005 CIP 412105 Gang Interdiction Program.

On motion of Alderman Garrity, duly seconded by Alderman Lopez it was voted to approve the resolution and budget authorization as presented.

Chairman O'Neil addressed Item 8 of the agenda:

Amending resolution and budget authorization authorizing and appropriating funds in the amount of Fourteen Thousand Nine Hundred Seventeen Dollars (\$14,917) for FY2006 CIP 411306 Enforcing Underage Drinking Program.

On motion of Alderman Lopez, duly seconded by Alderman Garrity it was voted to approve the resolution and budget authorization as presented.

Chairman O'Neil addressed Item 9 of the agenda:

Amending resolution and budget authorization authorizing and appropriating funds in the amount of One Hundred Two Thousand Five Hundred Eighty Three Dollars (\$102,583) for FY2006 CIP 411406 Byrne Justice Assistance Grant Program.

On motion of Alderman Shea, duly seconded by Alderman Lopez it was voted to approve the resolution and budget authorization as presented.

Chairman O'Neil addressed Item 10 of the agenda:

Amending resolution and budget authorization authorizing and appropriating funds in the amount of One Hundred Six Thousand Two Hundred Fifty Dollars (\$106,250) for CIP 411506 Homeland Security & Hazardous Material Project.

On motion of Alderman Smith, duly seconded by Alderman Lopez it was voted to approve the resolution and budget authorizations as presented.

Chairman O'Neil addressed Item 11 of the agenda:

CIP Budget Authorization:
410706 NH DWI Patrol Program, Revision #1

On motion of Alderman Garrity, duly seconded by Alderman Shea it was voted to approve the CIP budget authorization.

Chairman O'Neil addressed Item 12 of the agenda:

Communication from the Director of Planning requesting various CIP project extensions until December 31, 2005.

On motion of Alderman Shea, duly seconded by Alderman Garrity it was voted to approve the CIP project extension list with the addition of #811105 Municipal Deferred Maintenance Cash for \$67,636.42.

Chairman O'Neil addressed Item 13 of the agenda:

Communication from Robert MacKenzie, Planning Director, recommending approval of a five year renewal of the lease for the Manchester Community Resource Center at 177 Lake Avenue.

On motion of Alderman Lopez, duly seconded by Alderman Garrity it was voted to approve the five-year renewal of the lease with Manchester Community Resource Center at 177 Lake Avenue.

Chairman O'Neil addressed Item 14 of the agenda:

Communication from Robert MacKenzie, Planning Director, regarding a request from Manchester Housing & Redevelopment Authority to designate the immediate block surrounding the Brown School (Amory, Alsace, Kelly and Joliette Streets) a "City Target Area."

On motion of Alderman Shea, duly seconded by Alderman Smith it was voted to approve the request.

Chairman O'Neil addressed Item 15 of the agenda:

Communication from Robert MacKenzie, Planning Director, recommending the Board of Mayor and Aldermen authorize \$100,000 from the NH DOT reimbursement (previously recommended for watershed conservation/preservation) be granted through the CIP program to For Manchester and Families in Transition for the purpose of acquiring the Blacksmith Shop on Bass Island subject to the following conditions:

- a) concurrence from the SEPP Committee;
- b) appropriate restrictions for the conservation and preservation of the property; and
- c) approval by the City Solicitor.

Alderman Lopez asked Sam could you explain this so that the public can understand.

Sam Maranto stated unfortunately I have to defer to Mr. MacKenzie. I am not familiar with that project. He is supposed to be here shortly.

Chairman O'Neil stated we will go back to this item when Mr. MacKenzie arrives.

Chairman O'Neil addressed Item 16 of the agenda:

Communication from Bruce Thomas, Engineering Manager, requesting the approval of the Chronic Drain Projects as outlined herein, subject to availability of funding.

On motion of Alderman Shea, duly seconded by Alderman Garrity it was voted to approve the Chronic Drain Projects as submitted subject to availability of funding.

Chairman O'Neil addressed Item 17 of the agenda:

Petition from residents of Whitford Street and Walnut Hill Avenue
Extension requesting a solution to their storm/sewer drain issues.

Alderman Lopez asked is there anyone here that can address this issue.

Chairman O'Neil responded my recommendation would be, based on a conversation with the Deputy Director of Public Works today that we could receive and file this memo. They know of the situation. They are going to plug it into the program. It does not automatically become the highest priority. There are many other needs in the City that affect many more people but my understanding in talking to Kevin this afternoon is that they are aware of the situation and they are going to plug it into the program.

Alderman Lopez stated I have a question. The problem I have with plugging it in the program is I think Frank Thomas is recommending that we don't if I am reading the correspondence correctly. I am looking at Page 18 of Frank's communication to us recommending that we don't get into this type of precedence.

Chairman O'Neil responded Item 18 is a different issue. The Deputy Director is here. We might want to give him a minute to catch his breath.

Alderman Lopez stated it is \$335,000.

Chairman O'Neil asked Mr. Sheppard the Whitford Street situation you guys are aware of that and it is in the program and it is not necessarily a priority right now correct and your recommendation would be to receive and file the communication.

Kevin Sheppard, Deputy Public Works Director, stated the Whitford Street project – we have looked at that area for quite a long time for sewers and potentially

drainage. We have recently put together that estimate and we put it on our major drain list, which is part of our CIP request.

Alderman Lopez asked for the future.

Mr. Sheppard answered yes for the future. It is something that is identified and it is on the list and we are going through that list now to try to prioritize it.

Alderman Lopez asked is it something the City is responsible for.

Mr. Sheppard answered the area does need drainage and we do realize that.

Alderman Lopez responded I didn't ask you that. Is the responsible for the drainage?

Mr. Sheppard replied the issue that is occurring out there – we have worked with the City Solicitor's Office and we don't believe that we are responsible for any damage that has occurred out there.

Alderman Lopez asked then how can we put it on the list for the future if we are not responsible.

Mr. Sheppard answered what we are looking to do is put a drainage system in Walnut Hill Avenue itself. I forget...there really is no drainage system in that area and there is quite a bit of water on that street. It is very similar to chronic drain projects where we have drainage issues or there aren't catch basins but we look at it as a project similar to that. We are always looking to expand our drainage system and that is an area we would be looking to do it in.

Alderman Lopez asked so we will have more information in the future if this ever goes to CIP.

Mr. Sheppard answered definitely.

Alderman Garrity asked if a new request comes in how do you determine who is on the priority list and who is not.

Mr. Sheppard answered what we try to do is prioritize projects by the impact that projects may have, the benefit the project may have, the number of abutters that would benefit from the project and how severe the problem is in the area.

Alderman Garrity asked do you mean in damage to the streets and things like that.

Mr. Sheppard answered yes.

Alderman Shea asked when the City draws up a prioritized list about certain drainage and certain types of sewage is this somewhat similar in time so to speak in terms of filling the needs of the City's responsibility to property owners and things of that nature. Is that how you people reason the types of expenditures that are involved?

Mr. Sheppard answered like I said it is similar to the chronic drain project, which you will see later on in the agenda. We take a look at issues like puddling or drainage issues and whether it is an abutter or whether it is in the street and we take a look at the factors like how many people it is going to affect and how severe it is in winter conditions. So it is except on a larger scale type project.

Alderman Shea asked when we speak of the combined sewer overflow and that type of a situation is there some way of sort of utilizing this kind of a project in that type of an enterprise so to speak.

Mr. Sheppard responded currently our combined sewer overflow program is pretty much concentrated on the West Side of Manchester. There have been a couple of projects here on the East Side but as part of that program we are separating out drainage and sewage and taking care of any drainage issues in that area as we construct.

Alderman Shea asked so that could be somewhat related to that.

Mr. Sheppard answered if we were doing a CSO project in the area, yes, but in that area up near Whitford Street that is a separate system already.

Alderman Lopez stated just to follow-up, Kevin, if this goes to CIP in the future do we have a Master Plan for the City because what is going to happen is this gets on and then you have Ward 8 and Ward 7 and so on down the line. Is there a Master Plan of all of these problems in the City?

Mr. Sheppard responded the Master Plan similar to a lot of the Master Plans is older but we still review that Master Plan whenever we do projects. There is a Master Plan for the City that we take a look at whenever we do any street reconstruction or any project to make sure we are not undersizing pipes...we are taking a look at the complete area and not just one specific street.

Alderman Lopez stated I would just like to see the priority list because instead of going by wards I would like to see what Highway's recommendation is for the most critical areas in the City.

Chairman O'Neil responded I think that is what they have been doing. My experience over them with the years is that is what they have been doing. They have been trying to address the greatest need and the effect on the greatest number of people. I am aware, and I am drawing a blank Alderman DeVries on the street in your ward down near Memorial High School that would have a similar issue and there are a significant number of people that would be positively effected if we took a project like that on Roysan and Lois Streets. I think the department has done a very good job in managing based on the budget number approved the best bang for the buck on the chronic problems throughout the City. This unfortunately is one that has a significant price tag to it.

Alderman DeVries stated you headed where I was going myself. I think I would just ask the Highway Department...this obviously is going to be an issue that we put off for a year when we have an available bonding capacity, which would be next year not this budget that we just settled. If you would put together and I am sure you would be putting this on a list costing out as you have and if you could make sure that when that list comes back to CIP that that neighborhood, the Lois and Roysan neighborhood is also included so that comparisons can be made because I know those residents have been working for 15 years hoping that they could get the storm drain so they could deal with the icing of the roads as well as surface water and flooded basements.

Mr. Sheppard replied that is on the list and the reason...I know Alderman Roy had actually asked us to take a look at the list but we are updating our list because there are a lot of older projects and the estimates haven't been updated in awhile so we are updating the estimates to current numbers. We are going to set some priorities on those but I do want to comment there are no ward lines when we set priorities on projects.

Chairman O'Neil asked so Kevin your recommendation is you are already aware of this project and we don't need to refer it to you and the proper motion would be to receive and file.

Mr. Sheppard answered I believe so.

Chairman O'Neil asked so you know about the problem there and you have done an estimate on it and it is a matter of when it gets funded and where it is on the priority list.

Mr. Sheppard answered correct.

On motion of Alderman Lopez, duly seconded by Alderman Garrity it was voted to receive and file the petition from residents of Whitford Street and Walnut Hill Avenue Extension requesting a solution to their storm/sewer drain issues.

Chairman O'Neil stated we will now go back to Item 15.

Communication from Robert MacKenzie, Planning Director, recommending the Board of Mayor and Aldermen authorize \$100,000 from the NH DOT reimbursement (previously recommended for watershed conservation/preservation) be granted through the CIP program to For Manchester and Families in Transition for the purpose of acquiring the Blacksmith Shop on Bass Island subject to the following conditions:

- a) concurrence from the SEPP Committee;
- b) appropriate restrictions for the conservation and preservation of the property; and
- c) approval by the City Solicitor.

Robert MacKenzie, Planning Director, asked would you like me to speak to it a little bit. This project, Bass Island, has been pursued by For Manchester in particularly acquiring the Blacksmith Shop, which is a historic building on the West Side on Second Street. It is an area that we have identified before as in need of conservation and preservation. There is a so-called SEPP Committee in the City, which is Supplemental Environmental Protection Program. There is money set aside in a three-way agreement with the Federal government, State and City to do conservation efforts in the City along the river. The SEPP Committee in looking at the Bass Island project they previously set aside \$100,000 for the acquisition. As I understand it, to acquire the Blacksmith Shop would cost about \$260,000. We are recommending as part of the DOT reimbursement, which was \$400,000 up front money to acquire land at Crystal Lake...a portion of that was originally from SEPP funds and should go back toward uses that are consistent with the SEPP goals, which is conservation and preservation. So the additional \$100,000 from that reimbursement could be used towards the Blacksmith purchase. That would bring us to \$200,000. It is my understanding that private interests would raise the additional money - \$60,000 to acquire the property and recently they had worked with Families in Transition to develop a long-term management and use plan for the property. In this case the City would not be acquiring the property but they would be issuing a grant with conditions for the acquisition of the Blacksmith property.

Alderman Lopez stated thank you for that explanation. That is what I was looking for. In your correspondence in the second paragraph I am not clear if the funds would have to go back to the SEPP program or not. As such, I would suggest that

the Board say concurrence. That is what you are referring to in the recommendation.

Mr. MacKenzie responded I think if this Committee and the Board showed their interest in the project that we should go back and seek concurrence from the SEPP Committee. It is an officially set-up Committee and I think it would be useful to have that Committee concur with the Board's views on this project.

Chairman O'Neil asked Mr. Anagnost if he wanted to add anything on this item.

Dick Anagnost stated I am here actually in two capacities tonight. I am one of the members of the Board of Directors of For Manchester and I am also a consultant to Families in Transition. In addition to the conservation and preservation issues that Mr. MacKenzie outlined I would also like to point out that this is our last remaining Blacksmith Shop in the City and there would be a historical angle on this as well. That is why I have been brought into it, to preserve as much of it historically as we can as well. As you are all aware, Families in Transition has just recently very successfully completed the renovation of the Family Mill. This directly abuts it and would essentially become a part of that complex so it would be easily managed. So there is a conservation angle, a historical angle and we have a non-profit here that will step up to the plate and essentially preserve a historical artifact for the City. If there are any other questions, I would be happy to answer them.

Alderman DeVries asked do you happen to know if it is in the plan to develop any further density on that particular property.

Mr. Anagnost answered it is being looked at right now. Right now it looks like there could be somewhat of a commercial component plus residential to it. We are looking into whether or not we can expand the building but as I have had a fairly lengthy meeting with the Planning staff there is a possibility that it may not be able to be expanded because of the flood plain issues.

Alderman DeVries stated I would think that if that was part of the possible plans that the SEPP Committee should at least have the privilege of that knowledge when they are asked to make the final decision. It is absolutely a good use of the SEPP monies that are usually put aside for conservation in the area of the flood plain for the Merrimack river so it fits perfectly but I just think they should know the complete project potential when they are asked to invest in that.

Mr. Anagnost responded right now we are pulling together all of that information. The architect has been hired and is going through the building. There are four different sets of engineers who actually worked on the Bass Island site. We are in

the process of assembling all of their information to see exactly what we can and cannot do. At least we would attempt to preserve the existing footprint.

On motion of Alderman Smith, duly seconded by Alderman Lopez it was voted to recommend that the Board of Mayor and Aldermen authorize \$100,000 from the NH DOT reimbursement to For Manchester and Families in Transition for the purpose of acquiring the Blacksmith Shop on Bass Island.

Chairman O'Neil stated we will now go back to Item 5:

Discussion regarding the administration of CIP 650300, Hackett Hill Development.

Alderman Lopez stated I thought that at the last meeting we approved sending \$785,000 over there.

Chairman O'Neil responded I thought we did as well. Jane or Ken can you clear up why this is before us again?

Jane Hills, Assistant Economic Development Director, stated we were asked to provide some more information. There were some questions from the Committee about whether the fund as a whole was going to be transferred to the Manchester Housing Authority or whether it was going to be retained with the City and the funds used to pay invoices for the purposes designated to the authority. It is my understanding that there have been conversations with the CIP staff and Planning Director and Ken Edwards from the Housing Authority that have the answers to those questions. The vote was to pass it along but there was a request for some additional information.

Alderman Lopez stated that was the latter part of the conversation. I think Mr. MacKenzie was involved too. I think when I made the motion the obligation is that we have \$785,000 that we have to give to MHRA in order to match the agreement. I think that part should have been done and they should have received the money by now but that is not here or there. The vote was taken by this Committee to give them \$785,000 under the obligation that we had in the Master Plan. The thing I objected to was giving the fund over. I think once we lose control because when we approved or at least when I approved the Master Plan it was indicated that the fund would stay here for economic development and MHRA could send their request to a Committee. At that time it was the Civic Center Committee and I think Alderman O'Neil said well the CIP Committee can do this or something to that effect so it would come to this Committee. So the money goes into this fund and you send over what you need for justification and

we don't lose control over it. Mr. MacKenzie, I think, can probably enlighten us a little bit Mr. Chairman.

Mr. MacKenzie stated it is my understanding that the City does have a contract with MHRA. It is my understanding that we don't have to give the entire fund over. We can earmark within the CIP account the money, the \$785,000 and they will simply just bill the City and we will pay them.

Chairman O'Neil asked is that your understanding, Mr. Edwards.

Ken Edwards, MHRA, stated that is correct. That is exactly the way we have handled previous projects.

Chairman O'Neil asked do we have everyone on the same page. Okay. Let's go back to Item 18.

Communication from Frank Thomas, Public Works Director, regarding a request from Fairway Estates Condominiums to turn over their private driveway to the City.

Alderman Lopez stated I just want to make sure, Kevin, in reading Mr. Thomas' communication he is recommending that we don't get involved in this in taking over...he says "to change things now would set a precedence and cost the taxpayers more." What he is saying in his correspondence to us is that he does not want us to do this.

Mr. Sheppard responded correct.

Alderman Lopez moved to deny the request per Frank Thomas' recommendation. Alderman Garrity duly seconded the motion. Chairman O'Neil called for a vote. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 19 of the agenda:

Petition for layout and discontinuance of a portion of Auburn South Back Street.

On motion of Alderman Shea, duly seconded by Alderman Smith it was voted to recommend that the Board of Mayor and Aldermen find that 150' of Auburn South Back Street be released and discharged pursuant to RSA 231:51.

Chairman O'Neil addressed Item 20 of the agenda:

Petition to dedicate a public highway to be known as Goebel Street.

Alderman Lopez asked can somebody explain this please so the public understands what we are doing.

Mr. Sheppard answered my understanding is that Goebel Street was laid out in the past but never formally accepted. The Highway Department has maintained that roadway for quite some time and I believe it has been before this Committee in the past. Alderman DeVries might have a little bit more history but it has never made it too far because they needed to submit this petition to formally request the Board of Mayor and Aldermen to accept the street dedication.

Alderman Smith asked so we provide all of the services down there like garbage pick-up, plowing and so forth.

Mr. Sheppard answered yes.

Alderman Garrity moved to accept the dedication of a public highway to be known as Goebel Street subject to review and approval of the City Solicitor. Alderman Smith duly seconded the motion.

Alderman DeVries stated you may recall that the Gelinas family has been before the Board several times looking for a way...this is an unaccepted City street as many of our streets...it looks like a street, feels like a street, walks like a street but never got formally accepted. Luckily for them it is a very short street so it was easily controlled for them to do the work to go through the formal dedication process so that they can develop a small parcel that the Gelinas family owns at the end of the street. I think it will bring maybe two new homes – a small subdivision of property that they have had for some time. This is a process and they ask for your cooperation in finishing this long process.

Chairman O'Neil called for a vote. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 21 of the agenda:

Sewer abatement request (180 Beech Street).

On motion of Alderman Garrity, duly seconded by Alderman Smith it was voted to receive and file the sewer abatement request.

Chairman O'Neil addressed Item 22 of the agenda:

Report of the Committee on Lands and Buildings recommending that the Black Brook/Maxwell Pond Dam be retained and repaired.

On motion of Alderman Lopez, duly seconded by Alderman Shea it was voted to refer this item to the CIP staff to report back at the September meeting.

Chairman O'Neil stated we will now go to Item 4 of the agenda:

Discussion regarding FY2006 Motorized Equipment Replacement funds.

Mr. Sheppard stated the Clerk's Office is going to be passing out the recommendations. I can review them for you.

Chairman O'Neil stated I want to thank Mr. Sheppard. I know he put some time into this and reached out to the departments. I also want to thank the departments for getting back to him and working with him to come up with a plan that is satisfactory to all. It meets the budget and helps address some of the concerns...not some of but most of the concerns in the departments. It is not perfect but we are going to get the most bang for our buck on what has been approved. Kevin do you want to just give us a quick overview of your recommendation?

Mr. Sheppard responded every year every department submits their MER requests to us and we forward them to the Mayor's Office and they allocate X amount of money for the replacement program. It comes back to us and based on the funding we take a look at the different priorities within the departments. This year, there was \$750,000...if you look at the top there was a balance from FY05 of \$138,000 and if you add that to the FY06 budget of \$750,000 that gave us \$888,000 to work with. Every year the Highway Department is responsible for paying for the maintenance of the vehicles for a lot of the smaller departments, i.e. the Building Department and City Clerk so \$60,000 is allocated for that. That gave us \$828,000. What we did was try to look at every department. I talked to Ron Ludwig and Gary Simmons of Police and all of the departments to see what their priorities were and where we could fit them in. With \$828,000 it is very difficult to keep everyone happy but in speaking to all of the departments I think we have done a good job. I don't know if there are any specific questions but one of the items that I would like action on, under the Building Department they are looking to replace a sedan. There is a balance in this year's CIP Cash. We just went to auction with a group of police cruisers that were recycled to other departments and the auction produced about \$20,000 in cash. What I ask if that we be allowed to use approximately \$15,000 out of this year's Cash to buy the Building Department's vehicle before the end of June. That would allow us \$15,000 in addition money for next year's budget because we can't carry that money over.

Chairman O'Neil stated the only suggestion I would have and I discussed this with Kevin is that if we did for some reason come across a balance during the year we may want to take a look at purchasing some more police cruisers. I spoke to Deputy Simmons and he was satisfied with the list that Kevin came up with.

Alderman Smith stated Kevin I noticed in Parks, Recreation & Cemetery those vehicles are quite old – 24 and 25 years old and I was wondering if those are sufficient for them to run their department with the Four Ton Dump Trucks.

Mr. Sheppard responded I worked with Director Ron Ludwig and I believe he is here tonight and he can talk directly to that. That is one of the reasons we are recommending four trucks for them. They have some pretty old equipment and they are out there plowing school grounds, etc. Maybe Ron could address that better.

Alderman Smith asked Kevin you did talk to these departments and they realize that everything is tight. It is like an elastic. We are trying to stretch the budget the best we can and most departments can get by at this stage right?

Mr. Sheppard answered yes.

Chairman O'Neil asked Ron could you just nod yes or no that if you got these four vehicles it would be step in the right direction for Parks. I know that Chief Monnelly said that if they got two or three vehicles at the Fire Department...they are in rough shape. They had to take a car off the road at one point. I did speak to Deputy Simmons today. He is satisfied and the Highway Department to their credit are only looking for three vehicles out of this. Is there a motion to approve?

On motion of Alderman Smith, duly seconded by Alderman Shea it was voted to approve the FY06 MER recommendations and to use \$15,000 from FY05 CIP Cash this to purchase a sedan for the Building Department before the end of June.

Alderman Lopez stated I don't have the final documentation regarding what I want to present to the CIP Committee but just to let you know I have been in conversations with Frank Thomas, Kevin Sheppard and other people and done some research on vehicles. In looking back to the 1975 Capital Reserve Motor Vehicle and Equipment Account and I don't know how many people can remember that but that is when Alderman Cashin and Aldermen Provencher and everybody was here and then back in 1983 we started with a Fleet Manager and so on down the line. I don't want to bore everybody but the problem that I think we have to address and not to micromanage but the requests for vehicles by departments through the Highway Department is a simple form. I think that we

have to look at, now that we have the special account for vehicles, I think we need some type of authority with this Committee to recommend to the full Board some policy procedures. I will give you an example. During my research the Highway Department and the person who takes care of the vehicles don't get into such questions as why does this person have a vehicle in the first place. It is probably something that has been there for a number of years so they request a replacement for that vehicle. How much gas does this person put in? How many miles has this person driven? Where is this person taking the vehicle and all of those things that I think we have to set some policies and guidelines on so that the right people are getting vehicles. I remember in 1975 reading the minutes they were changing police vehicles every two years and giving police vehicles to department heads so we would always have new vehicles for the Police Department. All I am suggesting and I don't want to hold up the Committee but I am doing some research and I will send a complete packet to the Committee for consideration. In talking to Mindy Salomone-Abood and Frank Thomas and Kevin Sheppard they are well aware of my concerns. It is a simple form that they get from the department head saying I need a vehicle. I think somewhere along the line someone has to scrutinize as to whether or not that person really needs a vehicle. I am not talking about firetrucks and dump trucks. I am talking about sedans. We could give authority for example to the Highway Director to go out and buy 10 Ford Focus' and these are the people who are going to get them. We need to analyze why that person has a vehicle in the first place. Can he use a Focus versus a big sedan? Kevin if you want to weigh in on this go ahead.

Mr. Sheppard stated we spoke with Alderman Lopez. We collect the information but we have always felt that it is not up to us to set policy or to set priorities for department heads. We have taken what they have set as priorities and moved them forward as part of the process. I believe that Alderman Lopez has a reasonable idea where maybe we can request additional information when we send out the MER requests every year as to the use of the vehicle and maybe the mileage. We could gather some more information to maybe allow this Committee to have that information before a list like this is approved.

Chairman O'Neil stated I appreciate your comments, Alderman Lopez. I think if you look at Kevin's recommendation this evening all of these vehicles are out providing a service to the citizens every day. I don't think this particular list is what you are talking about. I appreciate the departments...certainly some of these vehicles going back to the 80's, Parks & Recreation, Highway and Fire have gotten their money's worth out of them that is for sure. We know it doesn't take long for the police cruisers to get expensive to repair. I appreciate your comments Alderman Lopez and it probably would be a good September/October project because we are going to try to take July and August off if we can.

Mr. Sheppard stated I believe the City Clerk may have passed out a request from the Parks Department that didn't make the agenda. I don't know if it is possible to discuss that. What it is is a left over police cruiser. They are looking to replace a 1989 Chevy Caprice. I think a lot of Aldermen have probably seen that vehicle around town. There is a 1999 Ford Crown Victoria that was left over and they are looking to just swap that out.

On motion of Alderman Shea, duly seconded by Alderman Garrity it was voted to approve the request from the Parks & Recreation Department to replace a 1989 Chevy Caprice with a 1999 Ford Crown Victoria from the Police Department.

Chairman O'Neil stated we have one quick item of new business before we address Item 3.

Clerk Thibault stated we have an amending resolution and budget authorization authorizing and appropriating funds in the amount of \$40,000 for the 2006 CIP 214006 Substance Abuse Treatment Services Program.

Chairman O'Neil stated this is a continuation of a long ongoing program between the state and Youth Services.

On motion of Alderman Garrity, duly seconded by Alderman Shea it was voted to approve the resolution and budget authorization as presented.

Chairman O'Neil addressed Item 3 of the agenda:

Update on the South Main Street Fire Station and Library to be given by Tim Clougherty, Facilities Engineer.

Tim Clougherty, Facilities Engineer, stated the Clerk is handing out an update to the back up for the agenda that you received. There was a typo in the bid summary for the Library and it had to do with the base bid for the renovations and alterations. I just picked up on that this morning and I apologize so an updated form is being handed out. What I would like to do is just give you a brief overview of where we stand financially with the Fire Station and Library project and then I will let Eric Krueger give you a history of where we stand from a progress standpoint. We received the bids for the Fire Station on March 14 and they were in line with what we had anticipated. The total contract with the elected alternatives as you will see in front of you is approximately \$1.25 million and the total project costs are at \$1.6 million, which is our budget. That leaves our contingency at a healthy sum – roughly 10% so we are confident with that project moving forward. We did consult extensively with the Fire Department in order to determine exactly which alternatives would be chosen. As you may recall when

we last reported in our February meeting we had yet received bids but we had built in some alternatives that could or could not be elected based on where the base bids came out. I think everybody is very happy with where we stand from a scope perspective and we are in good shape financially. I will move on to the Library if there are no questions.

Chairman O'Neil asked Eric is going to talk about the ongoing construction and that right.

Mr. Clougherty answered yes. We can do that now or we can do that after.

Alderman Garrity asked Tim how many bids were received on the security or alarm system.

Mr. Clougherty answered the alarm system was bid under the general contractor. We only get one number from the general contractor. I am not privy to how many bids he received on that.

Alderman Garrity asked who was awarded it do you know.

Mr. Clougherty answered it was awarded to...James J. Welch is the general contractor. His electrical sub-contractor is G.E. Laflamme and I believe that their security sub-contractor is Pelmac.

Alderman Garrity responded I am not surprised.

Chairman O'Neil asked that wasn't a direct award to Pelmac to the best of your knowledge.

Mr. Clougherty answered no. We try to avoid direct awards to sub-contractors as much as possible.

Chairman O'Neil stated as that has been an issue around City government.

Mr. Clougherty responded coordination becomes an issue for us.

Chairman O'Neil replied on the security issue as you are well aware of. Tim if it is okay we will stay on the South Main Street Fire Station and hear from Mr. Krueger. Are there any other questions on the finances before Eric updates us on the progress of the construction?

Alderman Shea asked is Deputy Chief Monnelly working with you on the fire station.

Mr. Clougherty answered yes he has worked with us right through the process.

Alderman Shea stated good because I know he was quite instrumental in Engine 7.

Mr. Clougherty responded yes he is an active participant.

Eric Krueger, Facilities Superintendent, stated I am running the project to rebuild the South Main Fire Station and it is a pretty exciting project because we actually shut the station down back in April and tore it apart. It was literally what they call a gut redo. We stripped the insides of it out and start from scratch building it back up. Currently where we stand right now is all of the interior walls are set up now. The masonry walls inside are up in place now. Most of the electrical on the second floor – the fire alarm and sprinklers are in now. The basic structure or the basic layout is now in place for the rebuild of the fire station. This month of June we are actually starting to fit up the drywall walls and we are going to finish up some exterior masonry wall...what they call repointing of the back wall. Things are moving along pretty good on that project. I would like to reiterate that having Chief Monnelly and Chief Albin on our team is very exciting because they add a lot of important insight into how to run a fire station and they are there at every meeting. That is very good for us.

Mr. Clougherty stated one other item to note on that project is we are able to take advantage of alternate #3, which is the North Bay brick refacing. So that North Bay is going to receive the brick façade so it will be similar to the main building.

Chairman O'Neil asked that was the bay that was added on at some period over the years and it is made of concrete blocks.

Mr. Clougherty answered yes.

Chairman O'Neil asked so that will become brick as part of this to blend in with the rest of the fire station.

Mr. Clougherty answered it will be a brick façade, not a true brick.

Chairman O'Neil asked what is the expected completion date.

Mr. Krueger stated originally we had expected a completion date some time in mid-October 2005. The contractor is ahead of schedule at the moment and he is indicating that he might have this thing ready to go in early September.

Mr. Clougherty stated but we are going to stick with October for a date just in case.

Chairman O'Neil asked but if anything it is under budget and it appears that it will at least meet the schedule if not come in ahead of schedule.

Mr. Krueger answered that is correct.

Alderman Smith stated I am very concerned because we have no fire response over in that neighborhood. It is six or eight minutes coming from the Amory Street firehouse. We closed it down in April and I would ask you if you could have it open by October 1 that would be fine with me because with the onset of winter coming and the cold there are a lot of fires. It does take response time but this fire station needed a lot of help and I appreciate anything you can do to have it open on October 1.

Chairman O'Neil stated if there are no more questions on the South Main Street Fire Station, we will move to the Library.

Mr. Clougherty stated bids were received on the Library project on April 14. They were very favorable in relation to our original estimates from our architects and engineers. As you can see the total contract is \$2.32 million. It includes just about everything that we had anticipated being able to take advantage of. We are sitting with a healthy contingency of roughly \$367,000, which puts us just better than 15% or so with the contingency. We are estimating our total project costs where the budget is at \$2.98 million. With that I will entertain any questions relative to the budget or finances or the scope of the work that we are doing there.

Alderman Lopez stated the job at the Library is going on right now.

Mr. Clougherty responded that is correct.

Alderman Lopez asked how far along are you on the project.

Chairman O'Neil stated I think Eric was going to give us an update on the construction. Tim can take questions on the bids or the schedule or the finances. If there are none why don't we let Eric make his presentation on the schedule and what has been accomplished to date and then we will open it up?

Mr. Krueger stated we started the Library on May 16 so not too long ago – about three weeks ago. I would say that project completion right now is about 5%. We are in the demolition phase right now, which is also the phase where you uncover unknowns. We are doing pretty good. All of the haz mat is now completely

remediated from the attic and there was a fair amount up there. It has all been taken out and it was actually taken out through the roof. It was never brought through the Library. All of the bags of material were never brought through the Library. They were actually taken out of the roof through a crane so that we would not impact the interior of the Library. This week all of the benches were removed inside – the sit down benches. The Children's Room has now started construction as of this morning. We have something exciting to show you in a few minutes about exterior cleaning. Last time we presented this to you we had some really rough budget numbers on the exterior cleaning. It came in very favorable. We got a contractor out of Connecticut who specializes in historic building restoration so we have him on board to clean this building up. Let me just add that the completion date is the end of the year, December 31.

Mr. Clougherty stated along the lines of the masonry cleaning the last time we were here in February there were some concerns as to the cost and scope of the work that was going to be accomplished. I wanted to bring some pictures to show you of the exterior masonry cleaning and it is quite impressive as to what the final product will be. This is just a sample that we had the contractor do to make sure that it meets with our standards for quality and that it is not defacing the building or providing any damage to the masonry.

Chairman O'Neil asked so that is really a white stone and not a beige or tan stone.

Mr. Clougherty answered it is a white marble and it looks beige but at the end of the day it is going to get back to the white that it once was.

Alderman Lopez stated I am looking at the contingency fund I think we were told it was a 10% contingency and that is over 10%. Do you agree with that?

Mr. Clougherty responded most definitely. It is over 10%. We usually budget 10 or 15% depending on the complexity of the project. What we thought it would be prudent to do in this case was to keep the contingency basically fitted into the balance of what our budget is so we don't see any cost...make sure that we don't see any cost overruns and we live within the budget that was allocated to us originally. Our full intention is to either return that amount to this Committee at the conclusion of the project or as was the will of the Committee when we met in February use that money for renovations to the West Side Community Center/Library. I believe that was the vote the Committee took when we met a few months ago. Certainly we are not at a point right now to say we are going to have \$367,000 at the end of the day. As construction moves along and we uncover other things hopefully we have those things detailed and well documented in our construction documents and we will be able to come back to the Committee with a healthy sum for your use.

Alderman Lopez replied you were anticipating my question and I appreciate that. You did your homework. The question I have though Tim is at what point will you start the West Side Library where you can utilize the contractors for a better deal by using the contractors of the Main Library at the West Library?

Mr. Clougherty responded it is really a question of when we understand that we have mitigated all of our risk and we don't foresee any further unforeseen conditions. Once we have uncovered things and once the contractor has most of his materials bought out...it is really a function of schedule and execution at that point. We are entertaining similar questions with the design-build project with the schools right now. We have gotten into say 15 of the 21 schools and we have 6 other schools that we are really getting into now and as I have reported at that level once we get into those schools and we understand that we have identified where hazardous materials are and that we specified the products properly that is the time that we can begin entertaining those types of things.

Alderman Lopez asked what would be your opinion then. What I am getting as it we have \$50,000 in CIP for the West Side Library. Would you want to wait and do the West Side Library? Are you going to use the \$50,000 that was in CIP to start this West Side Library project? What are you going to do?

Mr. Clougherty answered honestly it is a difficult question because I don't know what the vision is for that building. I don't know that the Committee has entertained a motion or any master plans for that facility so I am hesitant to say. If I had this \$367,000 today quite frankly I wouldn't know where to spend it. We could obviously consult with the community center staff and the Director of the Library, John Brisbin, but a grand scheme for that facility really needs to be developed before we jump too far into it.

Alderman Lopez asked but the Library hasn't presented you any plans whatsoever to spend the \$50,000.

Mr. Clougherty answered no I am not saying that. We have received some requests for some capital improvements from the Library. I believe that they submitted a request to CIP on their own and probably sent it over to us as well. It had to do with some doorways. We are looking at some very rudimentary improvements right now. Some things that accomplish what Mr. Brisbin wants to do and some things that we want to do from a maintenance perspective like replacement of doors and there are some ADA related issues there.

Alderman Lopez asked so everything will be worked through you and you will let us know.

Mr. Clougherty answered that is correct. The CIP would start up under the Facilities Division.

Chairman O'Neil asked have we seen a shift in the times where bids are favorable to us or are we using a better bidding number. I know we had a number of projects that we were coming back at one point having to approve more money because the bids were over our in-house estimate.

Mr. Clougherty answered I think that the due diligence that we did up front and spending the time to make sure the construction documents are complete as possible and that they represent the will of not only the Facilities Division but the other stakeholders that are involved. It goes a long way to eliminating change orders and things of that nature. Also the timing of the bids. The bidding in the spring like this in March and April is conducive. The Library project has a completion date of December 31 so we weren't too aggressive with it. We needed to accommodate the staff and not being so aggressive with it also accommodates the contractors.

Chairman O'Neil asked are these the first two projects excluding schools that we have done under this new system of the Facilities Division working with the individual departments on a project. I know you guys have kind of gotten involved with some projects in the past but are these the first two that you have done from the planning stages on?

Mr. Clougherty answered yes these are the first two major projects that we have done.

Chairman O'Neil asked and everything has worked well and Alderman Shea asked about your relationship with the Fire Department and you indicated that is well and your relationship with the staff at the Library has worked very well.

Mr. Clougherty answered we have been happy. It is relationship management with the individual department heads and we just have to make sure that the capital goals from the facilities perspective are taken into consideration.

Chairman O'Neil stated so far so good and it looks like projects are on time and on budget. It looks like the process that has been set-up is working.

Mr. Clougherty responded it is working so far.

Alderman Lopez asked could you fill us in on...I know the Superintendent is here but the Derryfield Country Club.

Mr. Krueger answered yes. I attend those meetings. The latest I know and I am more or less on the project as a technical advisor but the latest rumor...well really more than a rumor is that the first week in August the existing restaurant will move over to the new facility plus or minus a week.

Alderman Lopez asked is there any timeframe for the old building to come down.

Mr. Krueger answered yes. Approximately two weeks after they move.

Chairman O'Neil stated that was a project where we really didn't have this new system in place yet am I correct.

Mr. Clougherty responded that is correct.

Chairman O'Neil stated Parks under that scenario was still operating the old way.

Mr. Clougherty responded yes that project is under the control of Parks & Recreation.

Chairman O'Neil asked but you both serve as advisors and help the department through the issues correct.

Mr. Clougherty answered I think so.

Alderman Shea stated I think today we received a notice from Dennis Mires complimenting you, Tim, on the Senior Center. You were involved in that correct?

Mr. Clougherty responded yes the Senior Center won a Silver Award at the Home Builder's Association Show recently.

Alderman Shea stated you are to be complimented. Thank you for your contribution.

Mr. Clougherty responded thank you.

TABLED ITEMS

23. Communication from Chuck DePrima, Deputy Director of Parks, Recreation & Cemeteries, submitting information pertaining to the Crystal Lake Master Plan/Playground.

On motion of Alderman Shea, duly seconded by Alderman Garrity it was voted to remove Item 23 from the table.

On motion of Alderman Shea, duly seconded by Alderman Smith it was voted to receive and file the communication.

24. Communication from Aldermen Garrity and O'Neil requesting the Highway Department review the situation at the intersection of So. Willow and So. Maple Streets and report back to the Committee with recommendations for improvements and estimated costs.

25. Discussion of funding for the Weston Tower project.

Chairman O'Neil stated the intent would be that we would not meet in July and August if at all possible. I know that staff will like that and Alderman Shea will like that. Thank you to all departments for their cooperation.

There being no further business, on motion of Alderman Shea, duly seconded by Alderman Smith it was voted to adjourn.

A True Record. Attest.

Clerk of Committee